



**STAFF HEARING OFFICER
AGENDA**

Bettie Weiss
Staff Hearing Officer

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JULY 30, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 1:00 P.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. PROJECT(S):

A. APPLICATION OF MORANDO PLANNING & DESIGN FOR AARON MALMED, 1401 KENWOOD ROAD, APN 041-132-009, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00207)

The 9,000 square foot project site is currently developed with a single-family residence and attached garage. The proposed project involves a remodel, “as-built” exterior changes, and site improvements. The discretionary applications required for this project are Modifications to permit alterations to portions of the residence located within the front setback (SBMC §28.15.060) and to permit walls to exceed 3 ½’ in height when located within ten feet of a driveway for the first twenty feet back from the front lot line (SBMC §28.87.170) and retaining walls to be located within the required open yard area (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

B. APPLICATION OF DOUG REEVES ON BEHALF OF PEGGY WILEY, 328 E. PADRE STREET, APN 025-331-006, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, THREE UNITS PER ACRE PER ACRE (MST2008-00304)

The 5,750 square foot project site is currently developed with a 1,305 square foot single-family residence and a detached two-car garage. The proposed project involves construction of a new roof overhang and cover for an the existing rear deck. The discretionary application required for this project is a Modification to permit the addition to be located within the required interior yard (SBMC § 28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Betsy Teeter, Planning Technician
Email: BTeeter@santabarbaraca.gov

C. **APPLICATION OF THE CITY OF SANTA BARBARA, PROPERTY OWNER OF THE LA MESA RESERVOIR, 900 BLOCK OF FELLOWSHIP RD, APN 041-156-001, -002, -009, -010, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00185).**

The project site is located on four parcels and has frontage on Fellowship Road, Fellowship Lane, and Kenwood Road. The proposed project involves the “as-built” fence replacement of the existing eight (8) foot chain link fence with a new eight (8) foot Sheppard’s Hook fence along the front property line surrounding the La Mesa Reservoir. The discretionary application required for this project is a Modification to permit a fence in excess of 3 ½’ in height to be located along a front lot line and within the first twenty-feet (20’) of a driveway (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15302.

Case Planner: Michelle Bedard, Planning Technician
Email: mbedard@santabarbaraca.gov

D. **APPLICATION OF THOMAS MOORE FOR THE CITY OF SANTA BARBARA HOUSING AUTHORITY, 630 BATH STREET, APN 037-121-020, R-3 MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00120)**

****THIS ITEM HAS BEEN POSTPONED INDEFINITELY****

The 13,200 square foot project site is currently developed with four three-bedroom apartments in 2 two-story duplexes which total 4,740 square feet with six uncovered parking spaces. The proposed project includes the addition of two one-bedroom apartments in a one-story duplex totaling 1,477 square feet, using two existing uncovered parking spaces and keeping the location of the existing trash enclosure in the interior setback. This addition creates a total of six units on the property with six existing uncovered parking spaces to remain. All units will be available exclusively to low and very-low income renters. The unit over density qualifies under the California State Density Bonus Law. The discretionary application required for this project is a Modification to permit the trash enclosure to be located within the side setback (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Maggi Walker, Planning Technician
Email: mwalker@SantaBarbaraCA.gov

III. **ADJOURNMENT:**

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.